



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## AGENDA

### Wednesday, July 8, 2009

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APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@fredco-md.net](mailto:PlanningandZoning@fredco-md.net)

### UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

Wednesday, July 15<sup>th</sup>, 2009, Meeting @ 7:00 PM

#### Board of Appeals

Thursday, July 23<sup>rd</sup>, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and  
Development Review (DPDR) at 301-600-1134  
for preliminary/final plats, and site plan items  
- or -*

*The Division of Planning at 301-600-1138 for  
re-zonings, Ag-preservation, workshops, and  
public hearing agenda items*

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THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. <b><u>MINUTES</u></b>	<b>APPROVAL</b>
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2. <b><u>PLANNING COMMISSION COMMENTS</u></b>	<b>INFORMATIONAL</b>
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3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>	<b>INFORMATIONAL</b>
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4. <b><u>PHASE II – MXD EXECUTION PHASE</u></b>	<b>DECISION</b>
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- a) [Banner Life, Lot 501](#) – Requesting site plan approval for one, two-story office building to be developed in three construction phases. Located at the South-side MD 80, West-side Urbana Parkway, North-side Bennett Creek Boulevard and East-side Bennett Creek Avenue (immediately north of Fannie Mae Building). Zoned: Mixed Use Development (MXD) per § 1-19-10.500 of the Zoning Ordinance.  
File# SP03-09, AP# 9445, Stephen O'Philips

5. <b><u>SITE PLAN</u></b>	<b>DECISION</b>
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- a) [Global Mission Church](#) – Requesting site plan approval for a 137,028 square foot church and associated parking fields. The plan is also proposing 397 parking spaces including 14 ADA-compliant spaces. This parcel is located north of MD 109 (with all access located in Montgomery County) on the west side of I-270 (at the Frederick County southern border). Zoned: Agricultural (AG); Places of Worship; Institutional, Urbana Planning Region. Tax Map 105 / Parcel 109.  
File# SP92-37, AP# 8995, Stephen O'Philips
- b) [DPW Road Satellite Facility - URBANA](#) – Requesting site plan approval for a 1,320 square foot office on a 5.69-acre site. The plan is also proposing 5 additional parking spaces including 1 ADA spaces. The FCPC continued this site plan for a period not to exceed 60 days during their meeting on May 13, 2009. Located at the corner of MD Route 355 and Campus Drive. Zoned: Agricultural (AG); Public building and Property Use, Urbana Planning Region. Tax Map 96 / Parcel 49.  
File# SP95-51, AP# 8697, Tolson DeSa

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- c) [Wedgewood Wellington, Lot 1](#) - The applicant is requesting site plan approval for the addition of a 20,124 square foot mezzanine within an existing 170,940 square foot office/warehouse structure located on a 10.01-acre site. The Wedgewood Wellington Lot 1 site plan was previously approved by the FCPC on March 8, 2006. The site is presently constructed. Located at the corner of New Design Road and English Muffin Way. Zoned: Limited Industrial (LI); Wholesaling and Warehouse Use, Adamstown Planning Region. Tax Map 86 / Parcel 266. File# SP05-15, AP#: 9543, Tolson DeSa

#### 6. PRELIMINARY PLAT

#### DECISION

- a) [Wedgewood Business Park, Lot 26](#) - Requesting approval of a Phase III Preliminary Plan Amendment proposing the addition of a 9.337 acres to the existing 2.009 acre Wedgewood Lot 26. The 9.337 acre parcel was joined to Lot 26 from the adjacent Russell Property via an addition plat which was approved on June 12, 2008. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 8. File# SP05-15, AP# 9442, Tolson DeSa

1:00 P.M.

#### 7. PUBLIC HEARING – TEXT AMENDMENT

#### RECOMMENDATION

- a) [Ordinance to Extend Certain Development Approvals and Deadlines](#) – Proposed ordinance to extend development approval periods and deadlines for site plans, preliminary plans, PUD Phase II plans, variance, special exceptions, etc. - Gary Hessong, Mark Depo, Kathy Mitchell
- b) [Ordinance to Revise Section 1-16-236\(K\) \(Dead End Roads and Cul de Sac Streets\)](#) – Proposed ordinance to revise §1-16-236(K) to clarify that it applies to both new and existing dead-end roads and cul de sac streets, and to specify which rules apply to which zoning districts. - Gary Hessong, Kathy Mitchell
- c) [Zoning Text Amendment - ZT-09-04](#) – Proposed Ordinance to Amend Certain Sections of the Frederick County Code (Zoning Ordinance) Concerning the Site Plan Review: Review and Approval Procedures. The amendments will adopt three levels of site plan review into the zoning ordinance and update and edit the purpose and intent, review and approval procedures, application requirements, and approval criteria for the site plan review process. Shawna Lemonds, Mark Depo

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**8. I-270 US15 MULIT MODAL STUDY –**

**RECOMMENDATION**

- a) [Proposed Highway Widening I-270/US 15 Multi-Modal Study](#) - This study addresses proposed highway widening and transit improvements along I-270 and US 15 up to Biggs Ford Rd. Staff will be presenting the highway alternatives for the Commission to consider a recommendation of a preferred alternative.  
John Thomas